

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 PAMELA AVENUE KEILOR EAST VIC 3033

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,019,000

Property type

House

Suburb

Keilor East

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

46 NOGA AVENUE KEILOR EAST VIC 3033	\$1,240,000	05-Jul-25
6 NICOLA COURT KEILOR EAST VIC 3033	\$1,340,000	12-Jul-25
26 ASH GROVE KEILOR EAST VIC 3033	\$1,246,000	02-Aug-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 25 September 2025



**46 NOGA AVENUE KEILOR EAST
VIC 3033**

 3  1  1

Sold Price ^{RS} **\$1,240,000** Sold Date **05-Jul-25**

Distance **0.17km**



**6 NICOLA COURT KEILOR EAST
VIC 3033**

 4  2  2

Sold Price ^{RS} **\$1,340,000** Sold Date **12-Jul-25**

Distance **1.02km**



**26 ASH GROVE KEILOR EAST VIC
3033**

 3  1  2

Sold Price ^{RS} **\$1,246,000** Sold Date **02-Aug-25**

Distance **1.07km**

RS = Recent sale **UN** = Undisclosed Sale

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